072.0	0005	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	706,300 / 706,300
					USE VALUE:	706,300 / 706,300
					ASSESSED:	706,300 / 706,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUFFY KATHLEEN M /TRUSTEE
Owner 2:	KATHLEEN M DUFFY TRUST
Owner 3:	
Street 1:	37 STOWECROFT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DUFFY KATHLEEN M -
Owner 2:	-
Street 1:	37 STOWECROFT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .152 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Aluminum Exterior and 1822 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6600.000	267,300	6,400	432,600	706,300
Total Card	0.152	267,300	6,400	432,600	706,300
Total Parcel	0.152	267,300	6,400	432,600	706,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.74 /Parcel: 387.74

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	45819
GIS Ref	
GIS Ref	
Insp Date	10/08/18

!6099!

PREVIOUS ASSESSMENT

Parcel ID: 072.0-0005-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	267,300	6400	6,600.	432,600	706,300		Year end	12/23/2021
2021	101	FV	257,900	6400	6,600.	432,600	696,900		Year End Roll	12/10/2020
2020	101	FV	257,900	6400	6,600.	432,600	696,900	696,900	Year End Roll	12/18/2019
2019	101	FV	213,600	6700	6,600.	401,700	622,000	622,000	Year End Roll	1/3/2019
2018	101	FV	213,600	6700	6,600.	401,700	622,000	622,000	Year End Roll	12/20/2017
2017	101	FV	213,600	6700	6,600.	352,300	572,600	572,600	Year End Roll	1/3/2017
2016	101	FV	213,600	6700	6,600.	321,400	541,700	541,700	Year End	1/4/2016
2015	101	FV	200,100	6900	6,600.	284,300	491,300	491,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:18:59

LAST REV

Date	Time
02/12/19	13:00:46
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6099

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUFFY KATHLEEN	66069-160		9/14/2015	Convenience	99	No	No		
DUFFY KATHLEEN	59777-567		8/17/2012	Convenience	99	No	No		
DUFFY GEORGE P	48772-534		1/3/2007	Family	1	No	No		
	12848-6		1/4/1976			No	No		N

USER DEFINED

Prior Id # 1:	45819
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/6/2010	9	Manual	8,400					INSTALL BEAM

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	HS	Hanne S
5/14/2009	Inspected	189	PATRIOT
4/15/2009	Measured	189	PATRIOT
11/13/1999	Mailer Sent		
10/12/1999	Measured	256	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6600		Sq. Ft.	Site		0	70.	0.94	12									432,598						432,600	

Total AC/HA: 0.15152 | Total SF/SM: 6600 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 432,598 | Spl Credit | Total: 432,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.17083335
Const Adj.:	0.99594003
Adj $ / SQ:	128.269
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	363245
Depreciation:	95897
Depreciated Total:	267349

COMMENTS

SHED=RUBBER MAID.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

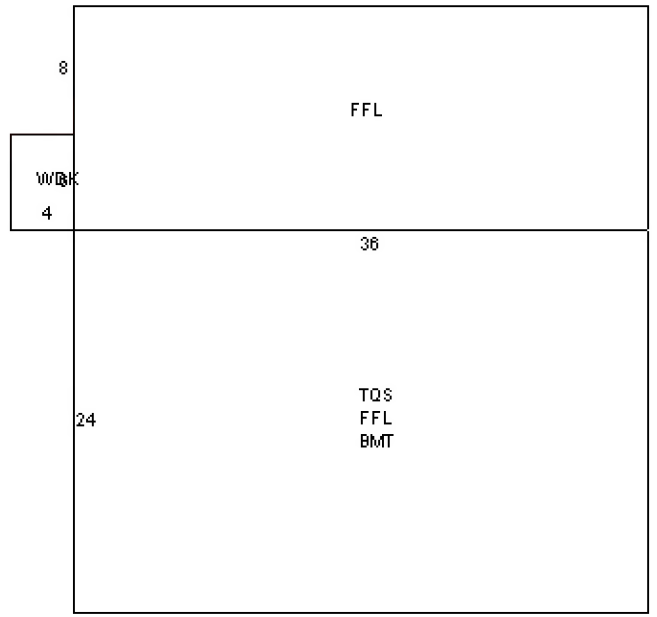
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.27
Special Features:	0	Val/Su Net:	92.05
Final Total:	267300	Val/Su SzAd	132.59

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,368	128.270	175,472
BMT	Basement	864	38.480	33,247
TQS	3/4 Story	648	112.880	73,144
WDK	Deck	24	15.940	382

Net Sketched Area:	2,904			Total:	282,245
Size Ad	2016	Gross Area	3120	FinArea	1822

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TQS	100	UNF	30	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 072.0-0005-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	16X32	A	AV	1980	18.09	T	31.2	101			6,400			6,400
2	Frame Shed	D	Y	1	10X8	A	AV	2007	0.00	T	9.6	101						

More:	N	Total Yard Items:	6,400	Total Special Featues:		Total:	6,400